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# 33 Primrose Lane, Glossop, Derbyshire, SK13 8EW

**\*\* SEE OUR VIDEO TOUR \*\*** A larger style end terraced house, offering extended, split-level living space which has bags of potential with scope for further updating and improvement, all just over half of a mile walk from the town centre. Briefly comprising a front lounge, dining room and kitchen, three first floor bedrooms, a bathroom, separate wc and attic with skylight windows. Gas central heating, double glazing and rear garden. No Onward Chain. Energy Rating D

## Guide Price £214,950

### Viewing arrangements

Viewing strictly by appointment through the agent

44 High Street West, Glossop, Derbyshire, SK13 8BH 01457 858888

### GROUND FLOOR

#### Lounge

15'8 (max) x 13'2

Front door, double glazed front window, central heating radiator, stone fireplace, gas and electric meter cupboards and door through to:

#### Dining Room

15'11 (max less stairs) x 13'9

Double glazed rear window, central heating radiator, period fireplace, stairs leading to the first floor and steps down to:

### LOWER GROUND FLOOR

#### Kitchen

8'11 x 7'5

Base cupboards and drawers, plumbing for an automatic washing machine, work tops over with an inset single drainer stainless steel sink unit, gas cooker point, wall cupboards, Vaillant gas fired combination boiler, double glazed rear window, external rear door.

### FIRST FLOOR

#### Landing

Stairs leading up to the attic and steps down to the bathroom, double glazed skylight and doors leading off to:

#### Bedroom One

13'5 (less robes) x 9'6

Double glazed front windowfront window, central heating radiator and fitted wardrobes.

#### Bedroom Two

11'8 (plus robes) x 9'5 (max)

Double glazed rear window, central heating radiator and fitted wardrobes.

#### Bedroom Three

10'1 x 6'0

Double glazed front window and central heating radiator.

## Wc

A white close coupled wc, wash hand basin with mixer tap and double glazed skylight window.

## LOWER FIRST FLOOR

### Bathroom

A white panelled bath with mixer tap, close coupled wc, pedestal wash hand with mixer tap, shower cubicle, heated towel rail and double glazed rear window.

## SECOND FLOOR

### Attic

15'0 x 9'3 (plus eaves & less stairs)

Two Velux double glazed skylight windows, partly restricted head height, eaves access, gable window and central heating radiator.

## OUTSIDE

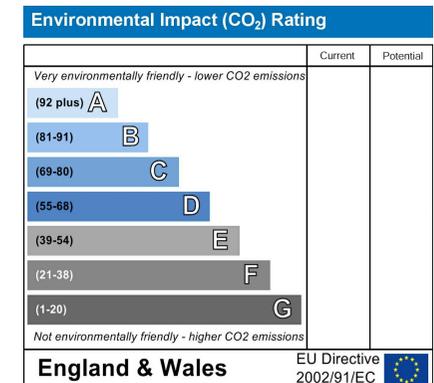
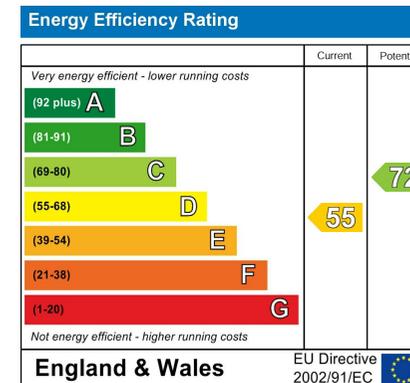
### Gardens

The property has a rear garden and gardens shed.

Our ref: Cmc/cms/2411/25

## Agents Notes - HMRC Directive

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